058.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,400 /	677,400
					USE VALUE:	677,400 /	677,400
					ASSESSED:	677,400 /	677,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIER MICHAEL
Owner 2:	
Owner 3:	
Street 1:	20 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STAFFORD DOROTHY E -
Owner 2:	-
Street 1:	55 LENNON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,870 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1605 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4870.000	281,100		396,300	677,400
Total Card	0.112	281,100		396,300	677,400
Total Parcel	0.112	281,100		396,300	677,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.06 | /Parcel: 422.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38649
GIS Ref:
GIS Ref:
Insp Date: 05/21/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,700	0	4,870.	396,300	734,000	734,000	Year End Roll	12/18/2019
2019	101	FV	254,700	0	4,870.	396,300	651,000	651,000	Year End Roll	1/3/2019
2018	101	FV	254,700	0	4,870.	266,100	520,800	520,800	Year End Roll	12/20/2017
2017	101	FV	254,700	0	4,870.	254,700	509,400	509,400	Year End Roll	1/3/2017
2016	101	FV	254,700	0	4,870.	232,100	486,800	486,800	Year End	1/4/2016
2015	101	FV	240,700	0	4,870.	186,800	427,500	427,500	Year End Roll	12/11/2014
2014	101	FV	240,700	0	4,870.	167,000	407,700	407,700	Year End Roll	12/16/2013
2013	101	FV	240,700	0	4,870.	158,500	399,200	399,200		12/13/2012

!4983!

PRINT

Date	Time
12/10/20	19:56:23

LAST REV

Date	Time
08/19/20	09:48:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAFFORD DOROT	73687-116		11/20/2019	Forclosure	470,000	No	No	4	
	7460-72		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	38649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2009	15	Manual	3,500					
1/8/2009	15	Manual	3,500					install pellet sto
3/4/2004	134	Add Att	20,000	C		G6	GR FY06	FIN ATTIC SPACE, R

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
10/29/2015	Permit Insp	PC	PHIL C
5/21/2009	Measured	189	PATRIOT
4/27/2005	Permit Visit	BR	B Rossignol
2/26/2000	Inspected	197	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4870		Sq. Ft.	Site		0	70.	1.16	11									396,269						396,300	

Total AC/HA: 0.11180 | Total SF/SM: 4870 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 396,269 | Spl Credit | Total: 396,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30420566
Const Adj.:	0.99989998
Adj $ / SQ:	169.530
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407363
Depreciation:	126283
Depreciated Total:	281081

COMMENTS

CK HST, WIP.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB

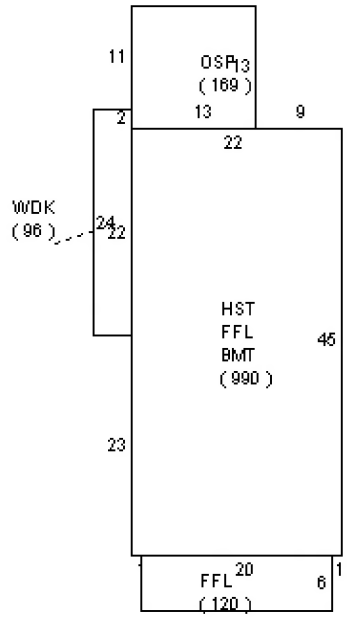
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	169.53
Special Features:	0	Val/Su Net:	98.29
Final Total:	281100	Val/Su SzAd	175.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,110	169.530	188,178
BMT	Basement	990	50.860	50,350
HST	Half Story	495	169.530	83,917
OSP	Screen Porch	169	28.890	4,882
WDK	Deck	96	16.000	1,536

Net Sketched Area: 2,860 | Total: 328,863

Size Ad 1605 | Gross Are 3355 | FinArea 1605

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1970	0.00	T	49	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

058.0-0007-0002.0

IMAGE

AssessPro Patriot Properties, Inc